

**3 AND 4  
BEDROOMS**

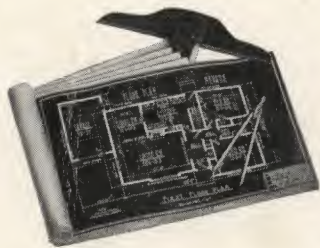


# Town and Country Homes

*For the discriminating builder*

FIFTH EDITION

**Dixie Lumber Co. Inc.**



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THE BOOK OF  
**TOWN AND COUNTRY  
HOMES**



THREE AND FOUR BEDROOM HOMES

*Styled and planned  
in keeping with modern and  
functional living*

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**FIFTH EDITION**

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# THE BERMUDA 7 ROOMS

1,822 SQUARE FEET  
of Living Area

38,550 CUBIC FEET  
Including Garage

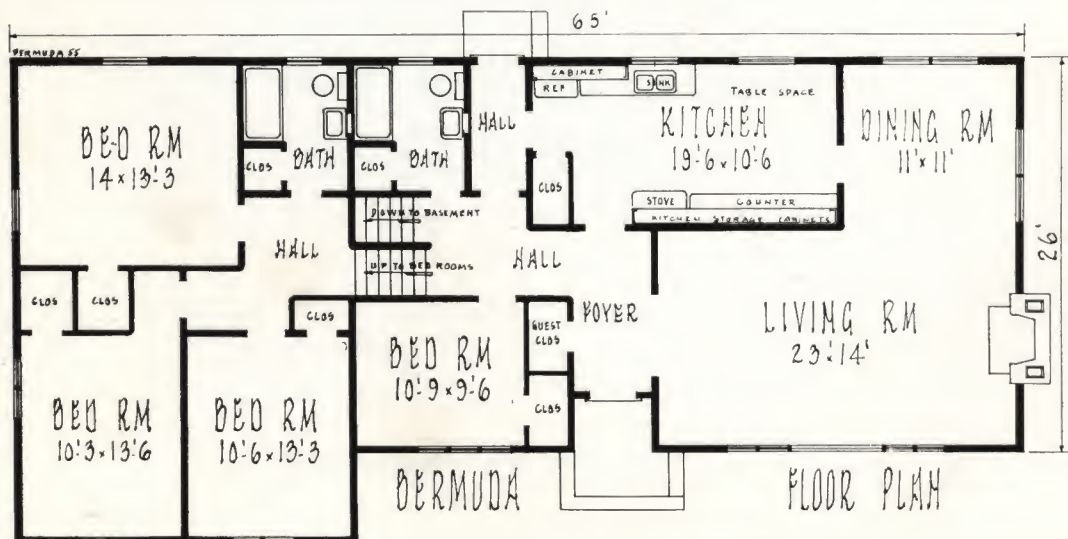
THE Bermuda is an exceptionally attractive split-level home with four bedrooms and two full bathrooms on the two upper levels and a two-car garage at the basement level. The central hall and foyer is accessible from the large L-shaped living and dining room as well as from every

room in the house. The large airy rooms reflect good planning and it will be noted that the closets are large and plentiful.

The kitchen with its convenient dining space and abundance of counter space and cabinets is designed to save steps for the housewife.



This attractive split-level home has four bedrooms and two full bathrooms



CLASSIFICATION 636-7721

# THE LONDON

6 ROOMS, PORCH AND GARAGE

1,963 SQUARE FEET - Porch and Garage Not Included - 39,260 CUBIC FEET

THE London is an attractive four bedroom home that embodies the very best in modern planning. Here is a rambler-type home at its very best. In addition to the attached two-car garage and porch, it features a large living room, a bath and a half and a dining area off the kitchen

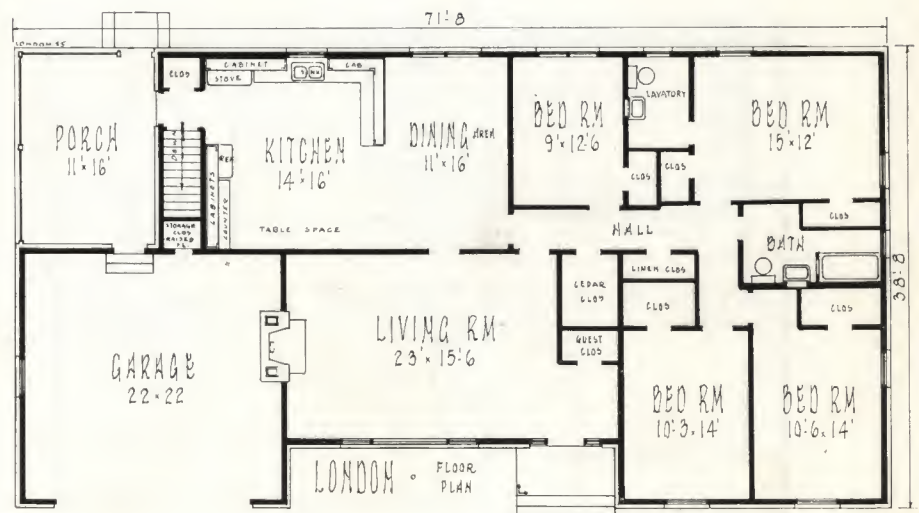
suitable for formal as well as informal eating—a very fine open plan arrangement. The popular hip roof with its wide overhanging eaves and the exterior of brick veneer have been combined to make this an exceptionally attractive home.

An excellent rambler-type home with four bedrooms—an attached garage



## Features:

1. Large family-sized kitchen.
2. Spacious rear porch.
3. Fireplace.
4. One and 1/2 baths.



CLASSIFICATION 649-8321



# THE JONES 6 ROOMS

1,398 SQUARE FEET

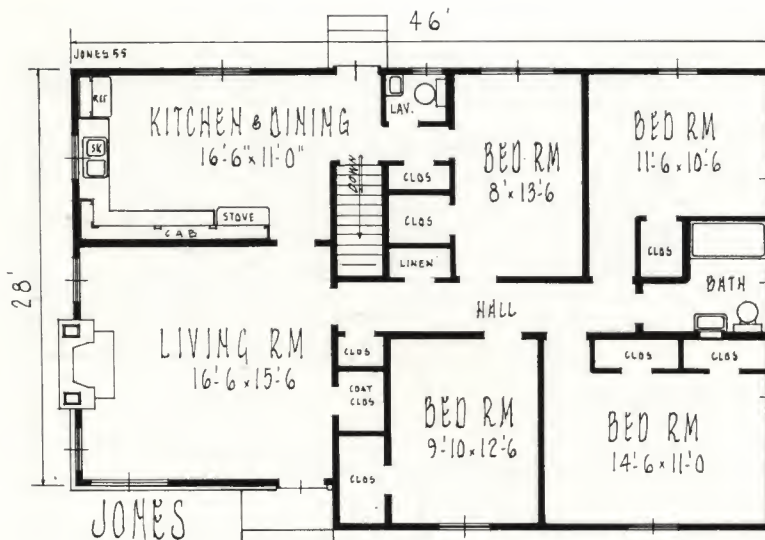
27,940 CUBIC FEET

THIS pleasing hip-roofed home was designed for the family needing four bedrooms. It is an unusual plan—offering so many rooms on such a small foundation and at less expense than one would ordinarily expect. In addition to the four bedrooms there are one and a half baths easily

accessible from all parts of the house. The large pleasant living room, with corner windows and open fireplace, shows good planning and the kitchen with its larger than usual dining space leaves nothing to be desired by the lucky owner.



A compact home with four bedrooms and 1½ baths.



## Features:

1. Large and well-planned kitchen.
2. Fireplace.
3. Convenient lavatory.
4. Large closets.

CLASSIFICATION 628-4241

# THE AUTREY 7 ROOMS

1,751 SQUARE FEET

35,125 CUBIC FEET

THE Autrey is a friendly, clean-cut home of four bedrooms with nothing lacking either inside or outside. There is a covered porch and well-designed planter at the front door and the spacious L-shaped living and dining room with open fireplace is a special feature. The well-balanced floor plan is designed to meet a wide

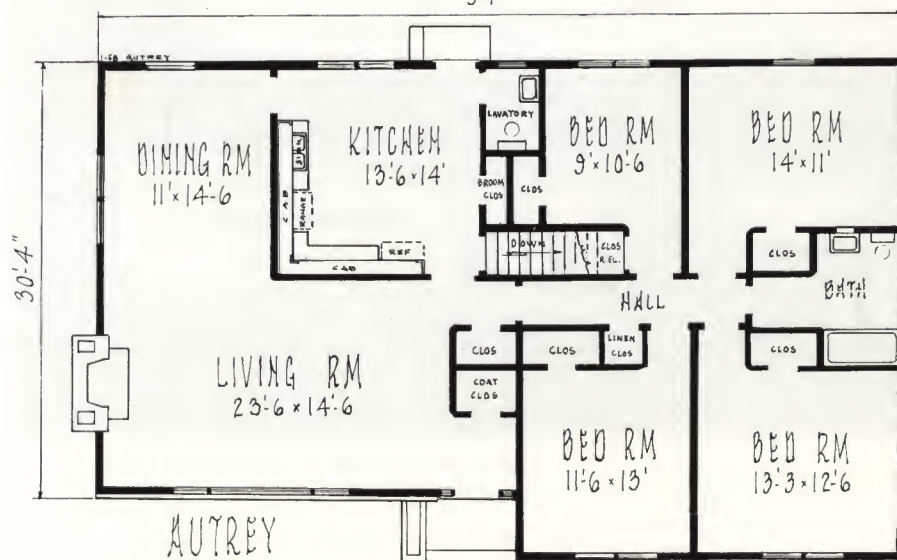
range of family needs. The four bedrooms as well as the bathroom are accessible from the small central hall. There is ample closet and storage space in all rooms. The convenient kitchen is large enough for modern "family living".

An economical  
4 bedroom  
home



Featured are Four Bedrooms and 1 1/2 Baths

54'



CLASSIFICATION 636-0472

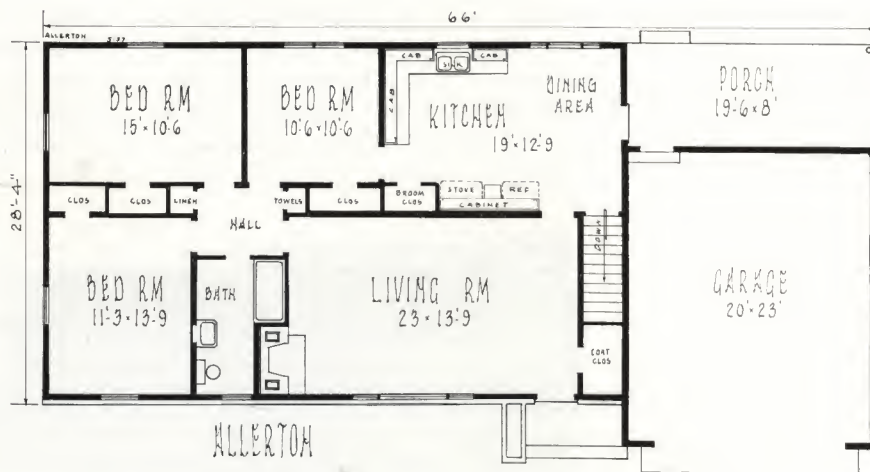


# THE ALLERTON

5 ROOMS, GARAGE AND PORCH

1,311 SQUARE FEET - Exclusive of Garage and Porch - 26,220 CUBIC FEET

THE Allerton is an attractive hip-roofed home of five rooms that have the efficiency of six. The exterior of brick and shingles is unusually pleasing and the interior arrangement provides all the modern conveniences needed by a family of average size. Excellent planning has been used throughout to make this home so acceptable and yet so inexpensive. A feature is the large pleasant living room with its corner fireplace. There is an additional fireplace located in the basement recreation area. The large kitchen with its dining area is efficiently planned in every detail, and the garage is large enough for two cars.



Featured are Protected Entry, Double Garage and Large Porch



An efficient three bedroom home

CLASSIFICATION 631-1961

The Book of Town



An economical  
3 bedroom  
home

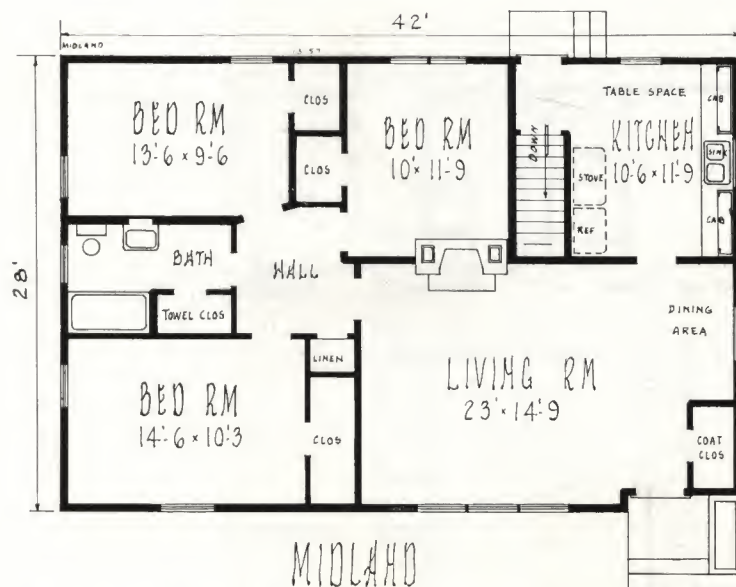


## THE MIDLAND

5 ROOMS AND GARAGE

1,176 SQUARE FEET

23,500 CUBIC FEET



THE Midland with its convenient basement garage is appealing because it is different. It is a practical and convenient home and with its three bedrooms, it can accommodate a larger than average family. Simple in design, inexpensive to build and maintain, it fits the requirements of the young and growing family of today. Featured in this home are the large living room with its view window, the cozy fireplaces in the living room and basement, the central hall, the efficiently planned kitchen, and the many well-placed closets.

Featured are Efficient Room Arrangement and Basement Garage

CLASSIFICATION 625-1881



A split-level  
home of  
Modern design

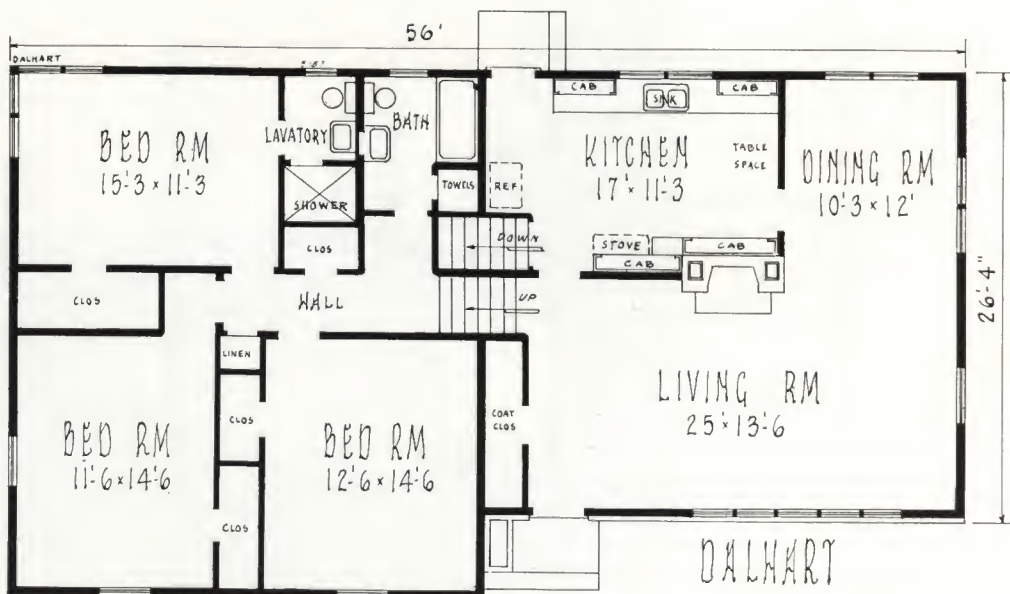
## THE DALHART

6 ROOMS AND TWO BATHROOMS

1,627 SQUARE FEET

32,540 CUBIC FEET

THE Dalhart with its three fine bedrooms, is an excellent example of the split-level type of home that is so popular with today's home builders. It is ultra-modern in its exterior appearance and provides every convenience for good living. The L-shaped living and dining room is especially attractive with its three-wall exposure and pleasing window units. The kitchen, it will be noted, has an abundance of cupboards and in addition, ample space for dining. Surprisingly, there are two complete bathrooms in this desirable home that is so economical to build. The easily accessible garage is large enough for two cars.



Featured are Inside Fireplace, Extra Large Kitchen

CLASSIFICATION 634-7872

The Book of Town



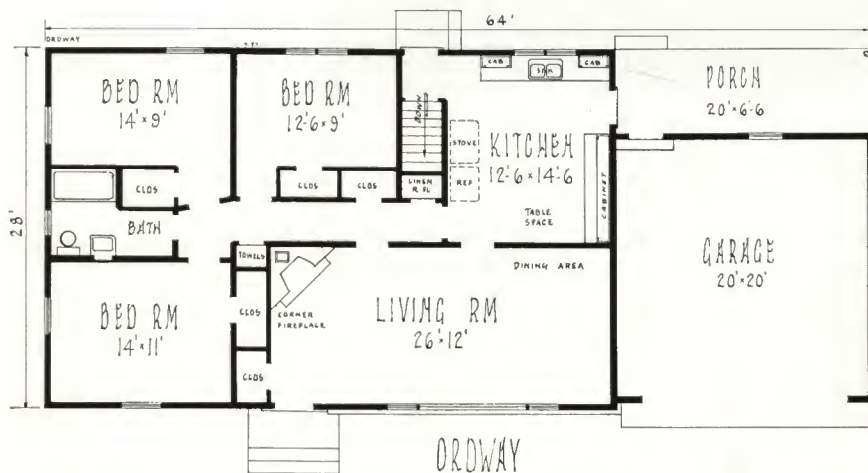
An inexpensive  
modern home



## THE ORDWAY

5 ROOMS, GARAGE AND PORCH

1,232 SQUARE FEET - Exclusive of Garage and Porch - 24,640 CUBIC FEET



Featured are Corner Fireplace, Double Garage and Porch

THE Ordway is a beautiful, well-planned, three bedroom rambler-type home with attached two-car garage. It gives a maximum of comfortable living with a small investment. There are three large bedrooms all with generous closets. A special feature is the central hall that provides easy access to every room in the house. The large pleasant living room with its picture window adds to the beauty of this inexpensive home. There is an additional fireplace in the basement where there is ample space for a rumpus room. There is dining space in the living room as well as in the efficiently arranged kitchen.

CLASSIFICATION 629-4081

# THE ORANGEBURG

6 ROOMS AND GARAGE

1,410 SQUARE FEET - Exclusive of Garage - 28,200 CUBIC FEET

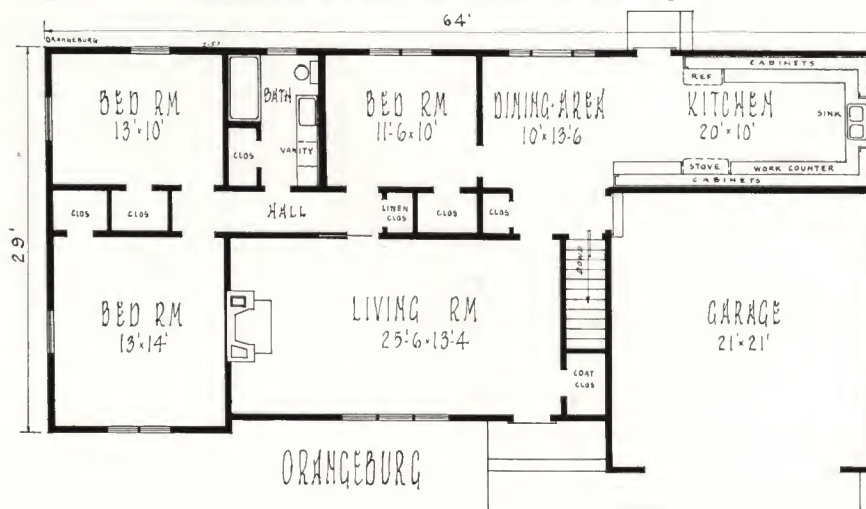
THE Orangeburg is a pleasing home with an attractive shingle exterior and low-pitched roof with wide overhanging eaves. The outstanding feature of this home is the combination dining room and kitchen which automatically provides a multi-use family room so popular in today's home planning. There are three bedrooms, all

served from a central hall and there is plenty of closet space throughout the entire house. The living room with its large triple window is roomy and pleasant with its cozy fireplace. There is an additional fireplace in the basement for a future recreation room. The garage is designed for two cars.



A modern,  
practical  
home

Featured are 3 Bedrooms and Double Garage



CLASSIFICATION 629-8441



# THE JERSEY · 5 ROOMS AND GARAGE

1,064 SQUARE FEET – Garage Not Included – 21,280 CUBIC FEET

THE Jersey is an inviting rambler-type home that is modern in every respect. It is low in construction cost yet provides the average-sized family with every convenience. The three bedrooms, well placed for privacy, are all reached from a convenient central hall. One of the bedrooms can be easily converted into a dining room or den, whenever it is no longer needed as a sleeping room. Large closets are provided in

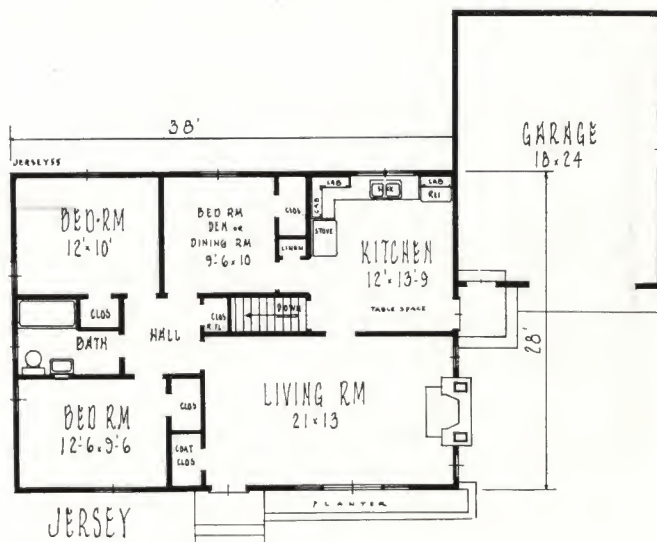
every room including a coat closet near the front door. The over-sized attached garage has a service door conveniently located near the kitchen entrance. The living room is especially inviting with its fireplace and picture window under which is to be seen a brick flower box. The well-planned kitchen has table space for the serving of meals.

An inexpensive rambler with a flexible room arrangement.



## Features:

1. Large living room with fireplace.
2. Nice kitchen layout.
3. Attached garage.



CLASSIFICATION 628-8041

# THE ORCHARD

6 ROOMS, PORCH AND GARAGE

1,692 SQUARE FEET — Exclusive of Garage and Porch — 33,840 CUBIC FEET

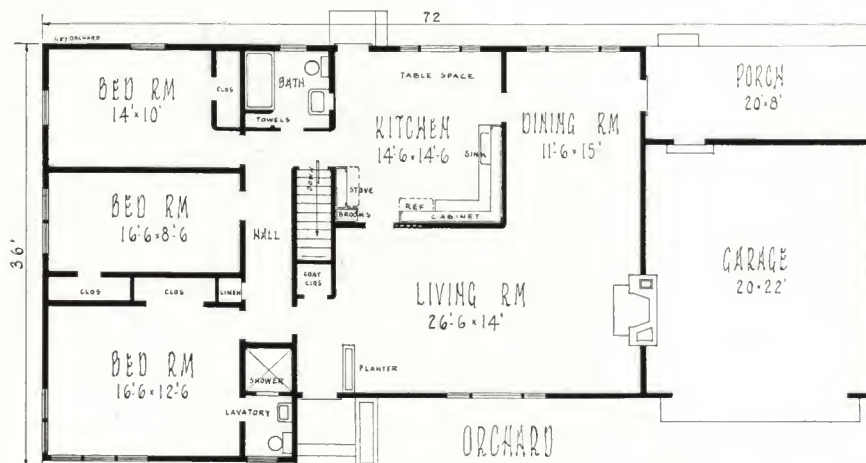
THE Orchard is a modern, complete home of today. Its rambling design, low-pitched roof, shingle and brick exterior, attached double garage and porch, gives you an exceptionally beautiful and attractive design. There are many highlights in this unusually comfortable home, the most important of which are, the large and

pleasant L-shaped living and dining room—the efficient kitchen—three bedrooms, well-placed for privacy—two complete bathrooms—base-ment fireplace and a central hall with easy access to every room in the house. There is a "lot of house for the money" in this outstanding design.



Two complete  
bathrooms

Featured are L-Shaped Living and Dining Room



CLASSIFICATION 637-3701

The Book of Town



# THE FORDHAM

6 ROOMS, GARAGE AND PORCH

1,651 SQUARE FEET – Exclusive of Garage and Porch – 33,020 CUBIC FEET

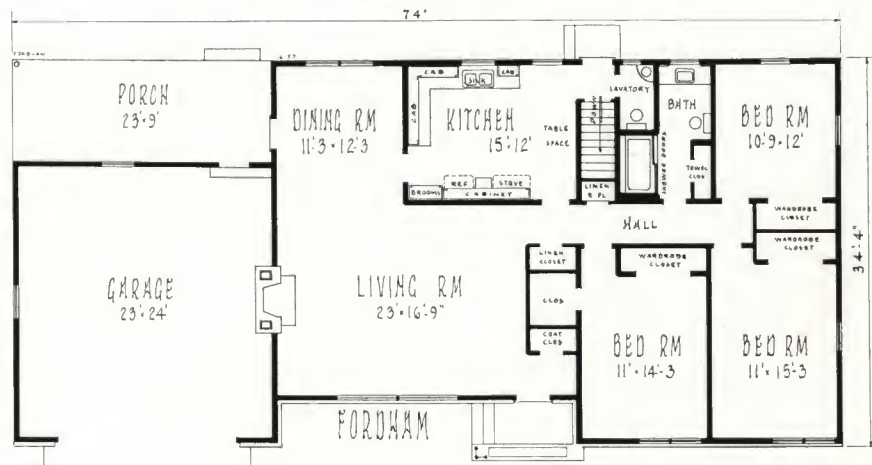
THE Fordham is a charming, well-planned home with many features. It is simple in design and attractive in appearance and will make living enjoyable and comfortable for a family requiring three bedrooms. It has been designed with great care and has many highlights. The L-shaped living and dining room is spacious and pleasant

with its large picture window and convenient wall space for furniture. There is a fireplace in the living room and a second fireplace in the basement around which a future family room can easily be built. To top off the livability of this home are the two-car garage and convenient rear porch.

A modern home  
with generous  
rooms



Featured are 1½ Baths, Double Garage and Porch



CLASSIFICATION 638-2941

# THE BROADHURST 5 ROOMS AND GARAGE

1,387 SQUARE FEET - Exclusive of Garage - 27,470 CUBIC FEET

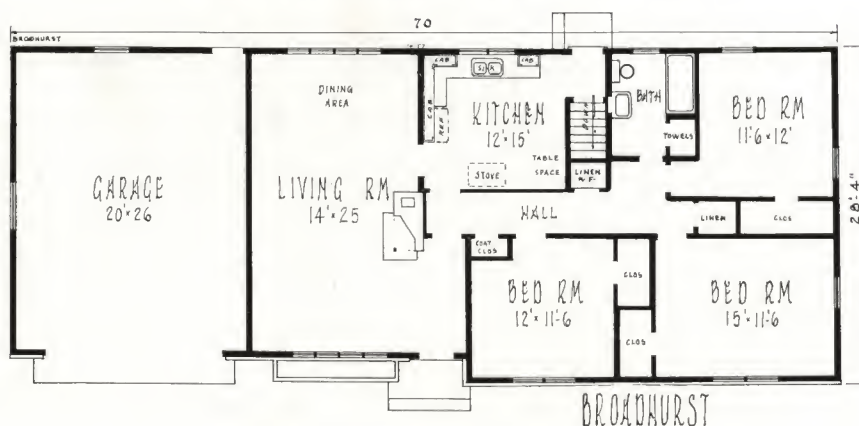
THE Broadhurst is a beautiful and attractive home suitable for the average family. Inexpensive to build, it combines a pleasing up-to-date exterior with an exceptionally well-planned arrangement of rooms. There are three bedrooms, one of which can easily be converted into a den or family room. The combination living

and dining room with its unique fireplace, is large and pleasant. The kitchen is roomy and provides abundant cupboard and dining space. Every room in the house is easily accessible from the central hall. Another feature is the large attached two-car garage in which extra room has been provided for storage.



Popular home  
for an average  
family

Featured are Combined Living and Dining Room



CLASSIFICATION 631-1041



# THE WESTGATE 5 ROOMS

1,256 SQUARE FEET

25,095 CUBIC FEET

THE Westgate is a three-bedroom small home with an appealing exterior of clapboards and brick veneer. There is a large picture window with opening sash on either side and a planter near the front entrance. Notice that the formal dining space is a part of the large living room

which has an interesting fireplace at the opposite end of the room. The kitchen, with its built-ins, sink under window and cross-ventilation, has easy access to all rooms and to the basement stairway. There is absolute privacy for all the bedrooms and the closets are exceptionally large.

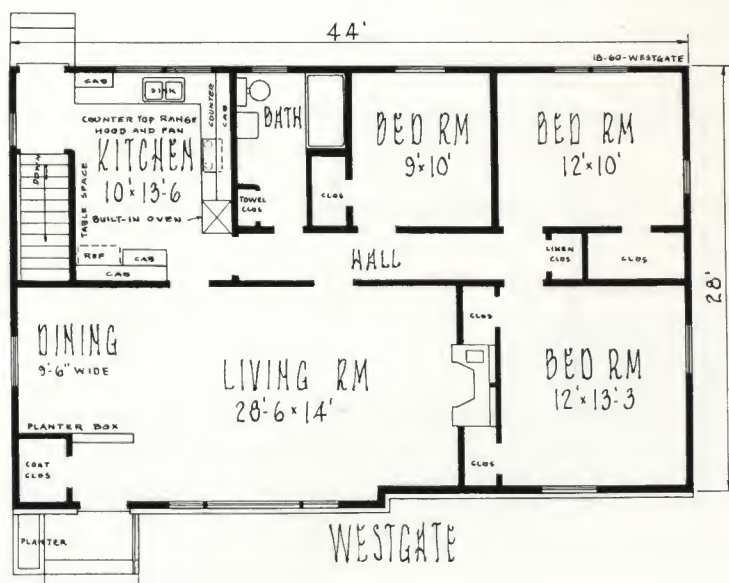
Maximum  
privacy  
for all  
rooms



Well-Planned Inside and Outside

## Features:

1. Large living and dining room.
2. Modern kitchen with built-in equipment, large cabinets — table space.
3. Convenient central hall.



CLASSIFICATION 627-4363

# THE EDEN : 5 ROOMS AND GARAGE

1,762 SQUARE FEET - Garage Not Included - 35,240 CUBIC FEET

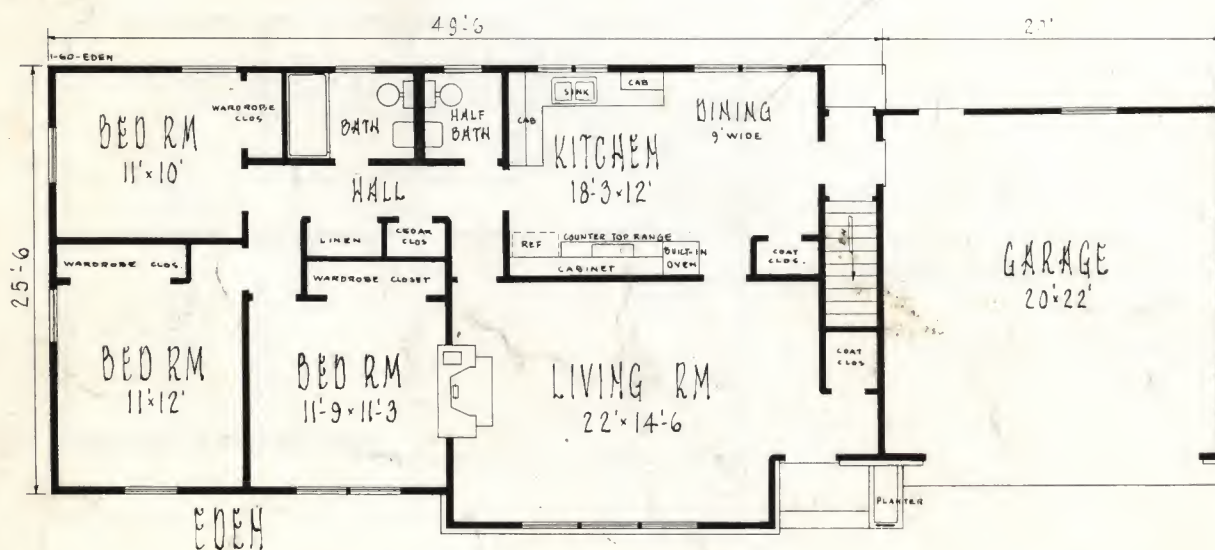
THIS three-bedroom home has an exceptionally charming exterior of brick-veneer, shakes and vertical siding. The floor plan is new and different and represents the popular trend of today's planning. It is especially adapted to the suburbs or a large city lot. There is a large pleasant living room with a fireplace and an extra-large

family-type kitchen with generous dining space and modern up-to-date equipment such as the counter-top range and built-in oven. The bedrooms are well located for privacy and all are equipped with large wardrobe closets. There is a cedar closet and a linen closet in the central hall which is accessible to every room in the house.



Note  
the modern  
kitchen  
built-ins

This Plan Features a Full Bath and a Half Bath



CLASSIFICATION 638-3063

*The Book of Town and Country Homes*





## THE AUBURN

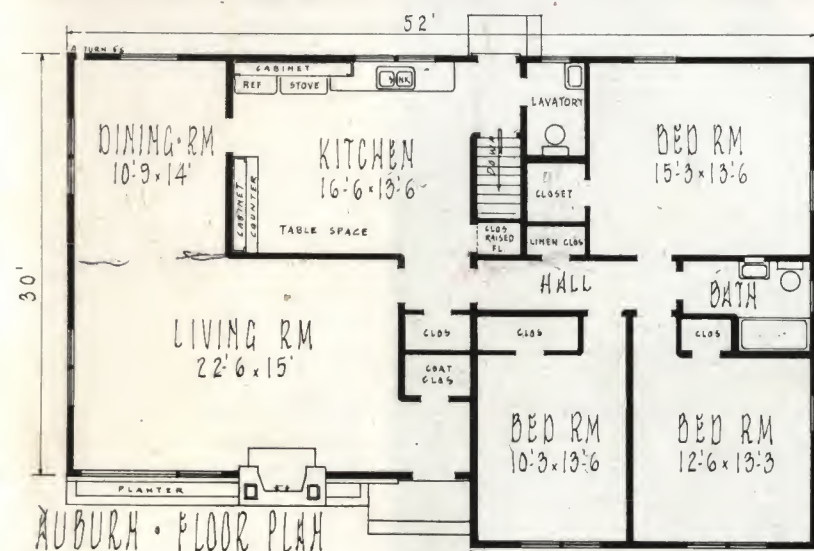
6 ROOMS

1,680 SQUARE FEET  
33,360 CUBIC FEET

24184

CLASSIFICATION 633-9701

HERE is a modern rambler-type home of good proportions inside and outside, that reflects good planning and good taste. The floor plan provides all the conveniences sought by today's discriminating homeseeker. The large cozy L-shaped living and dining room is entered from an attractive stone trimmed entrance that has a convenient coat closet near the front door. There are three nice bedrooms, all with good-sized closets. There is a bath and a half and an unusually large kitchen efficiently planned with handy table space. Every room in the home is accessible from the central hall.

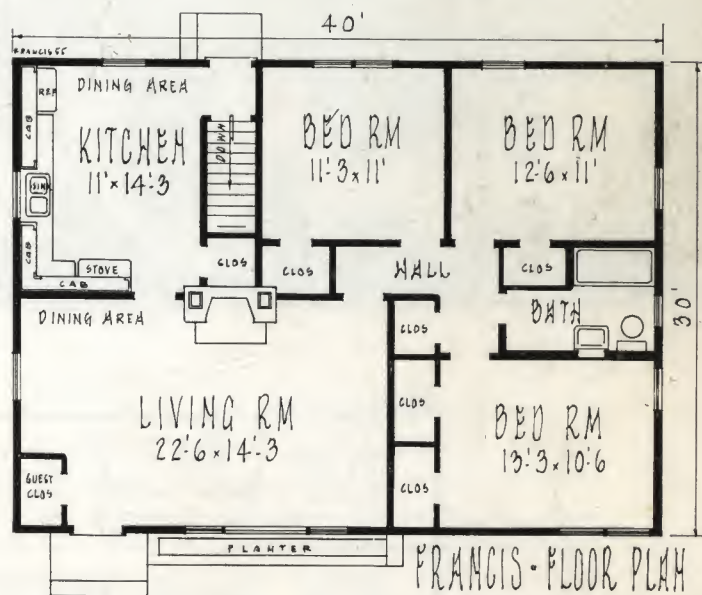


## THE FRANCIS

5 ROOMS

1,200 SQUARE FEET 24,000 CUBIC FEET  
CLASSIFICATION 625-0161

THE Francis is an unusually beautiful home with five rooms that have the efficiency of six. It has all the comforts and conveniences needed for modern living for the average-sized family. The exterior of wide exposure shingles and vertical siding is trimmed with just enough stone to give it a very pleasing appearance. There is an attractive stone flower box under the large living room window. Good judgment has been used throughout to make this an extraordinarily acceptable home. Features are the large living room, efficient kitchen and the many closets in all parts of the house.





# THE CLARINGTON 5 ROOMS

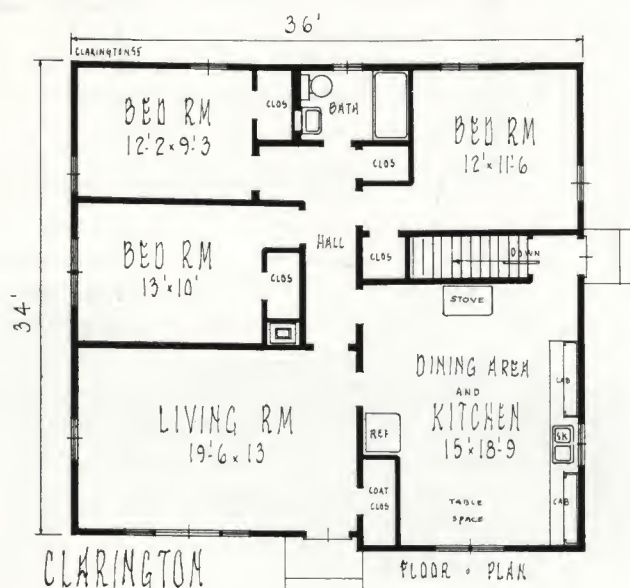
1,240 SQUARE FEET 25,990 CUBIC FEET

THERE is a surprising amount of livability in this small home due entirely to good planning. It is a well proportioned home, easy to look at because of its low hipped roof and overhanging cornices and easy to live in because of the good room arrangement. There are three bedrooms, each one with a large roomy closet. The kitchen, unusually large and efficient, has a large space

set aside for dining, making it a real step saver for the housewife. The living room is a large pleasant room with an attractive picture window at the front. The living room and all of the other rooms in the home can be entered from the convenient central hall—a very desirable feature. Here is an ideal home of limited size, economical to build and easy to finance.



A small home with a large capacity.



## Features:

1. Large, well-planned kitchen located at the front of the house.
2. Abundant closet space throughout.
3. Convenient central hall.

CLASSIFICATION 623-7481



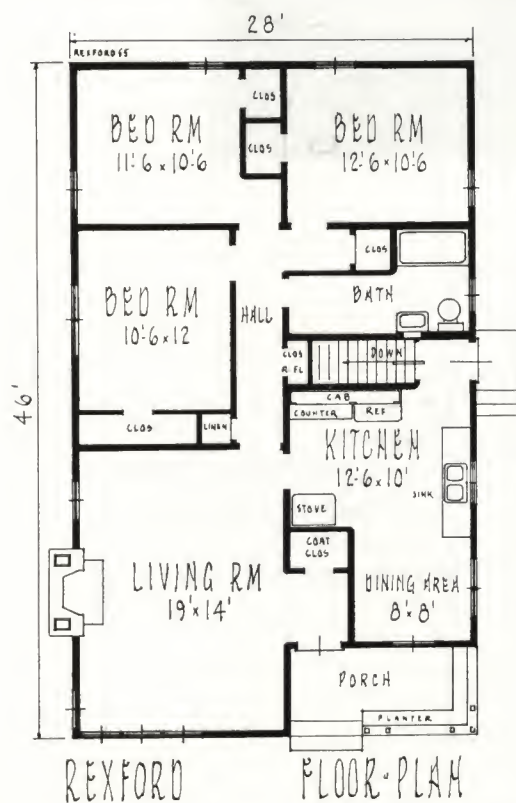
# THE REXFORD

5 ROOMS

1,210 SQUARE FEET

25,370 CUBIC FEET

An excellent home for a narrow lot.



**N**O home could be more inviting than the Rexford with its clapboard exterior and floor layout that is so completely up-to-date in every detail. Small on its foundation and suitable for a narrow lot, it is easy to build and finance and will appeal to the budget-minded family of average size. All out-moded details have been eliminated and only features of recognized appeal and usefulness have been retained. Featured in the large living room, which is entered from a covered porch, are the large corner windows and open fireplace. There are three bedrooms with ample closet space in all of them and in addition there is a coat closet at the front entrance and a linen closet in the hall. There is cross ventilation in all of the main rooms to add to the livability of this home. The kitchen is unusually well planned with a large dining area in the front. The owner can well be proud of a home like this.

CLASSIFICATION 625-7441

# THE SANDUSKY 6 ROOMS

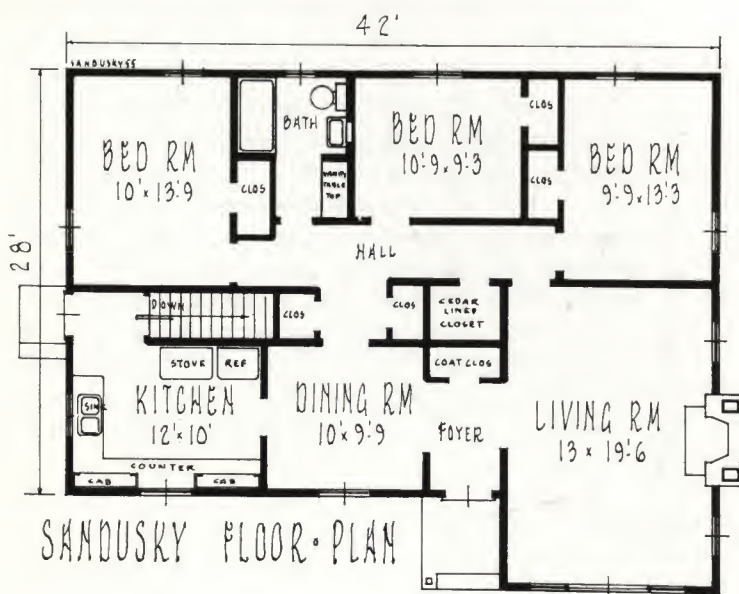
1,320 SQUARE FEET 26,860 CUBIC FEET

THE beauty of this well planned home lies in the simplicity of its design. It has many outstanding features that combine to make it above average in acceptability. The home-seeker who selects this home will receive full value for his money both in comfort and in good living. The living

room which is entered from a small porch and foyer shows good planning with abundant wall space for furniture. The kitchen and dining room are exceptionally well planned and the three bedrooms as well as every room in the house can be entered from the small central hall.



A neatly designed Colonial home with many outstanding features.



## Features:

1. Covered entry porch.
2. Compact front-facing kitchen.
3. Roomy entrance foyer.

CLASSIFICATION 625-6041



# THE WHARTON 5 AND ONE-HALF ROOMS

1,062 SQUARE FEET

21,700 CUBIC FEET

**NEATLY** attractive without extravagant details, The Wharton design will attract the attention of many home builders. The large living room with its picture window bay and fireplace are special features of this home. The three bedrooms all have privacy and attention is called to the many

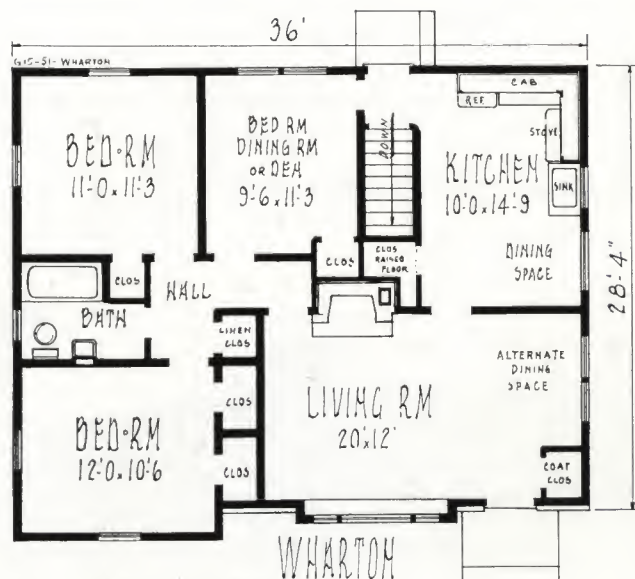
closets, two in the master bedroom, a feature so often overlooked in a poorly planned house. There are no steps lost in the convenient kitchen which also provides dining space for every day use. Here indeed is a home easy to live in.

A neat and inexpensive home with three bedrooms.



## Features:

1. Family-sized kitchen.
2. Large pleasant living room with fireplace.
3. Flexible floor plan.



CLASSIFICATION 622-8811



# THE CRESTLINE

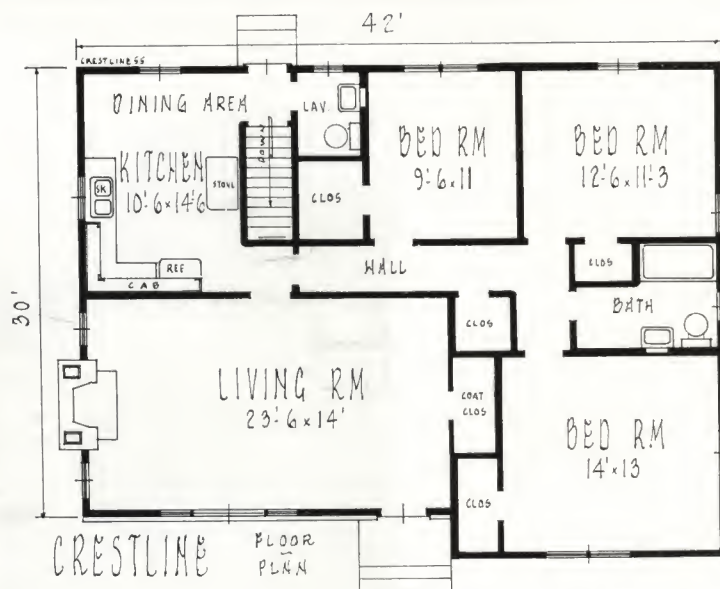
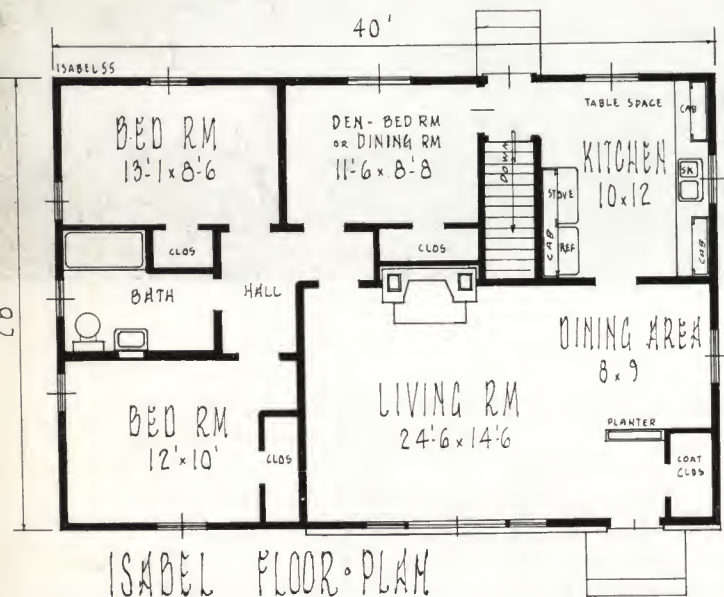
5 ROOMS

1,364 SQUARE FEET  
26,760 CUBIC FEET



## CLASSIFICATION 627-2841

THE Crestline is a compact and attractive home of more than usual merit. Nothing has been overlooked by the designer in planning this efficient home. A combination of clapboards and stone has been used to make the exterior trim-looking and inviting. The large, pleasant living room with its picture window and fireplace adds much to the charm of this inexpensive home. There are three bedrooms all with good closet space and all accessible from the convenient central hall. The kitchen is large and has an unusually convenient dining space—a feature that will save many steps for the housewife.



# THE ISABEL

5 ROOMS

1,120 SQUARE FEET 22,400 CUBIC FEET  
CLASSIFICATION 623-7661

THE Isabel is a delightfully attractive hip-roofed home that is unusually well planned. The exterior, of wide siding and brick veneer, combines simplicity of design with economy of construction to achieve its neat appearance. There are only five rooms in this home

but they have the efficiency of six because the exceptionally large living room easily provides space for dining. The third bedroom may be conveniently converted into a den or dining room at any time. Extremely livable, this home offers much in solid comfort and modern living for its occupants.





# THE COVENTRY

5 ROOMS, PORCH AND GARAGE

1,280 SQUARE FEET - Garage and Porch Not Included - 25,600 CUBIC FEET

THE Coventry is a low-pitched gable-roofed rambler-type home with many outstanding features. In this attractive, well designed home you will find comfortable accommodations for the family that is more than ordinarily discriminating. The two-car garage, breezeway porch and covered entrance have been combined with a

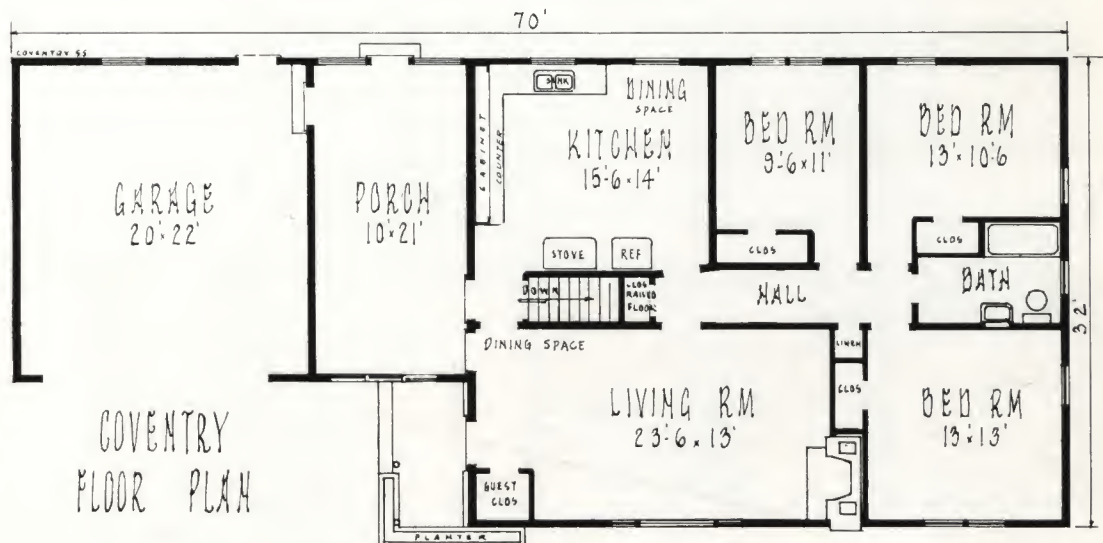
superb floor plan and attractive exterior to make this home above average in every way. There is an exceptionally pleasant living room with two entrances to a well-planned kitchen large enough for dining. Three bedrooms with liberal closets can all be entered from the convenient central hall.

Three bedroom  
rambler with  
breezeway  
porch.



## Features:

1. Large living room.
2. Well-planned kitchen with dining space.
3. Abundant closets.



CLASSIFICATION 630-3881

# THE CONCORD ··· 6 ROOMS AND GARAGE

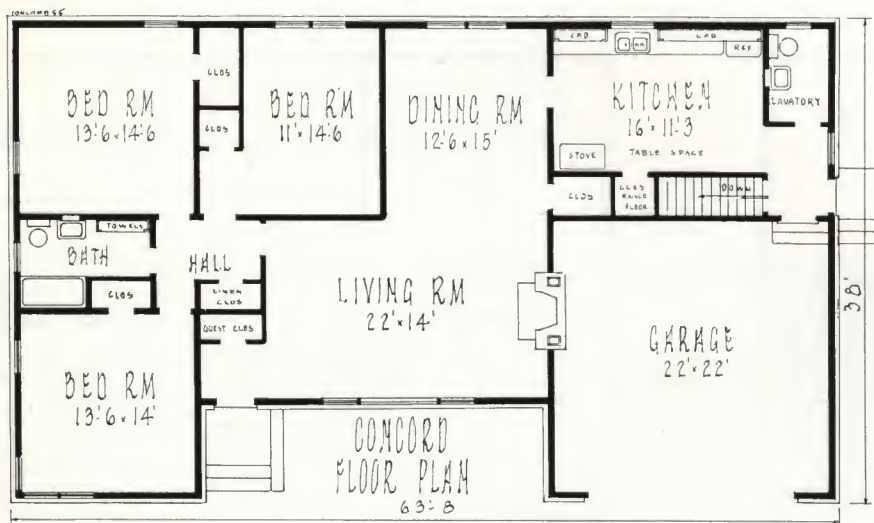
1,715 SQUARE FEET - Garage Not Included - 34,300 CUBIC FEET

THE Concord is an excellent example of the trend in modern home design. It combines neatness, simplicity and attractiveness with a room arrangement that is outstanding. There are three nice bedrooms—a large L-shaped living and dining room—a conveniently arranged kitchen and a large attached two-car garage.

There are large conveniently placed closets in all parts of the house and not one square foot of floor space has been wasted. The owner of this home will have a home that will be easy to live in and with its brick veneer exterior, it will be easy to maintain.



A beautiful brick-veneered home with attached double garage.



## Features:

1. Large L-shaped living and dining room.
2. Convenient lavatory near rear entrance.
3. Efficient kitchen.
4. Large closets for all rooms.

CLASSIFICATION 640-3101



## WHY HOME OWNERSHIP

Home ownership has always been the best investment for the average family. At the end of a given period of time, it is possible to have a clear title to a home which will always have a market value. Because of the fact that building costs are steadily moving upward, there is no better time to build than the present.

The first step in the ownership of a home, after the lot has been decided upon, is the selection of a good plan. You will find many attractive and economical homes in this book that will fit your needs and requirements. It is important that your home should have (1) beauty of design (2) good room arrangement (3) economy of space and (4) low cost of maintenance.

In conformance with present demands of prospective home builders, as ascertained in national surveys, many of the homes in this book show the modern improvements that are demanded. The fundamentals of good design and planning have not been overlooked.

The amount of money available and construction costs will largely determine the size of the home and the number of new conveniences that may be included in the plan. Information on financing and home build-

ing costs can be secured from us, your lumber dealer. Remember, it is better to pay on a home of your own than to pay rent.

## APPROXIMATE COSTS

The price of a house varies in different parts of the country, depending on local conditions and the kind of materials used. Your Lumber Dealer can give you valuable approximate cost information on all of the home designs shown in this book.

## FINANCING

How should you go about financing your home? In the first place, you should know what price you can afford to pay for a home and how much you can comfortably pay each month in paying for it. The most advantageous plan for home financing provides for monthly payments on principal and interest over a given period of time, from 20 to 30 years. This is a practical, sensible way to pay for a home in easy installments just like rent, and in some cases actually cheaper than rent.

The following charts have been designed to eliminate the necessity of calculations in determining the equal monthly payment necessary to pay off a loan of a given size.

## MORTGAGE PAYMENT TABLES

Showing equal monthly payment of interest and principal required to pay off a loan completely within a given number of years.

5% INTEREST			
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest		
	20 Year Mortgage	25 Year Mortgage	30 Year Mortgage
\$ 1,000	\$ 6.60	\$ 5.95	\$ 5.37
5,000	33.00	29.23	26.85
5,500	36.30	32.16	29.53
6,000	39.60	35.08	32.21
6,500	42.90	38.00	34.90
7,000	46.20	40.93	37.58
7,500	49.50	43.85	40.27
8,000	52.80	46.77	42.95
8,500	56.10	49.70	45.63
9,000	59.40	52.62	48.32
9,500	62.70	55.54	51.00
10,000	66.00	58.46	53.69
11,000	72.60	64.31	59.06
12,000	79.20	70.16	64.42
13,000	85.80	76.00	69.79
14,000	92.40	81.85	75.16
15,000	99.00	87.69	80.53

5½% INTEREST			
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest		
	20 Year Mortgage	25 Year Mortgage	30 Year Mortgage
\$ 1,000	\$ 6.88	\$ 6.15	\$ 5.68
5,000	34.40	30.71	28.39
5,500	37.84	33.78	31.23
6,000	41.28	36.85	34.07
6,500	44.72	39.92	36.91
7,000	48.16	42.99	39.75
7,500	51.60	46.06	42.59
8,000	55.04	49.13	45.43
8,500	58.48	52.20	48.27
9,000	61.91	55.27	51.11
9,500	65.35	58.34	53.94
10,000	68.79	61.41	56.78
11,000	75.67	67.55	62.46
12,000	82.55	73.70	68.14
13,000	89.43	79.84	73.82
14,000	96.31	85.98	79.50
15,000	103.19	92.12	85.17

6% INTEREST			
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest		
	20 Year Mortgage	25 Year Mortgage	30 Year Mortgage
\$ 1,000	\$ 7.17	\$ 6.45	\$ 6.00
5,000	35.80	32.20	30.00
5,500	39.40	35.45	33.00
6,000	43.00	38.65	36.00
6,500	46.55	41.90	39.00
7,000	50.15	45.10	41.95
7,500	53.75	48.35	44.95
8,000	57.30	51.55	47.95
8,500	60.90	54.75	50.95
9,000	64.50	58.00	53.95
9,500	68.05	61.20	56.95
10,000	71.65	64.45	59.95
11,000	78.80	70.90	65.95
12,000	85.95	77.30	71.95
13,000	93.15	83.75	77.95
14,000	100.30	90.20	83.95
15,000	107.45	96.65	89.95

NOTE: The above payments do not include real estate taxes or hazard insurance premiums.

## INDEX OF HOMES IN THIS BOOK

	Page		Page		Page
Allerton .....	6	Dalhart .....	8	Orangeburg .....	10
Auburn .....	17	Eden .....	16	Orchard .....	12
Autrey .....	5	Fordham .....	13	Ordway .....	9
Bermuda .....	2	Francis .....	17	Rexford .....	19
Broadhurst .....	14	Isabel .....	22	Sandusky .....	20
Clarrington .....	18	Jersey .....	11	Westgate .....	15
Concord .....	24	Jones .....	4	Wharton .....	21
Coventry .....	23	London .....	3		
Crestline .....	22	Midland .....	7		

